

CHAPTER THREE**HOUSING ELEMENT**

The housing element provides Hartwell's city officials with an inventory of the existing housing stock; an assessment of its adequacy and suitability for serving current and future population and economic development needs; a determination of future housing needs; and an implementation strategy for the adequate provision of housing for all sectors of the population.

3.1. Types of Housing Units.

Table 3-1 indicates the number of housing units in Hartwell, as well as Bowersville and Hart County, in 1980, 1990 and 2000. Hartwell's total housing stock increased by 120 units in the 1980s and by 32 units in the 1990s. It is significant to note that the number of housing units has increased, but the number of household has decreased (as indicated in the population element).

TABLE 3-1
HOUSING TRENDS, 1980 - 2000
BOWERSVILLE, HARTWELL AND HART COUNTY
(In Number of Housing Units)

AREA	1980	1990	1980-1990 % CHANGE	2000	1990-2000 % CHANGE
Bowersville	134	135	0.7	159	17.7
Hartwell	1,798	1,918	6.7	1,950	1.7
Hart County	7,527	8,942	18.8	11,111	24.3

Source: U.S. Department of Commerce, Bureau of Census. Census of Population and Housing.

It is also important to note that the rate of housing growth in Hartwell over the past ten years is significantly less than in Hart County and Bowersville.

The types of housing units in Hartwell are indicated in Table 3-2. More than three-quarters of the total housing units in Hartwell in 1980 and 1990 were single family, detached units. This percentage decrease by 200 to about 72.1%,

CITY OF HARTWELL

COMPREHENSIVE PLAN

HOUSING

mainly because there were 114 less single family structures reported in 2000 than in 1990. Although, the number of single family detached units increased by 27 units from 1980 to 1990, the number of occupied detached units decreased by 61 units. By the year 2000, total detached units began to decrease, in addition to the continuing decrease in the number of occupied single family housing units. This basically means that Hartwell is losing single family housing units either through neglect, demolition, or the conversion of residential property to other types of land uses such as commercial or institutional.

One family attached units, or townhouses, decreased from 36 units in 1990 to 27 units in 2000. Duplex and multiple family residential units have increased over the decade, from 266 units in 1990 to 325 units in 2000. The number of housing units classified as "mobile home/trailer/other" doubled during the 1990s from 96 to 192. However, mobile homes comprised only about ten percent of the total housing stock in the city in 2000. Just under one half of these units were owner-occupied (46%) the remainder were used for rental purposes. This increase in the use of manufactured housing in Hartwell may be attributed to two things the age of the housing stock as well as the low incomes of households as indicated in the population element.

Hartwell does not have a substantially diversified mixture of housing units types. Single family detached dwellings comprised about three-fourths of the total housing stock in 2000, while multiple-family units comprised less than 17 percent of the total housing stock. The high occupancy figures for the "2 units or more" category in Table 3-2 (323 of 325 units occupied) indicate that rental housing appears to be in demand. Furthermore, the figures in Table 3-2 provide further indicators of rental demand. For instance, 32 new housing units were added to Hartwell's housing stock during the 1990s, and renter-occupied units increased by 83 over the same time period. The vast majority of the new renter-occupied units added were manufactured housing, which increase from 34 in 1990 to 105 in 2000. Detached single-family homes for rental households decreased between 1990 and 2000, however, this type of housing could be very viable option for increased affordable housing opportunities for both owner and rental occupancy.

TABLE 3-2
TYPES OF HOUSING UNITS
BY OCCUPANCY AND TENURE
1980 - 2000
CITY OF HARTWELL

	1980			1990			2000		
TYPE OF UNIT	TOTAL	TOTAL OCCUPIED	TOTAL RENTER OCCUPIED	TOTAL	TOTAL OCCUPIED	TOTAL RENTER OCCUPIED	TOTAL	TOTAL OCCUPIED	TOTAL RENTER OCCUPIED
1, Detached	1,493	1,451	275	1,520	1,390	281	1,406	1,241	238
1, Attached	22	16	16	36	35	25	27	27	11
2 Units or More	229	214	176	266	256	245	325	323	314
Mobile home/ trailer/other	54	30	6	96	86	34	192	169	105
Total	1,798	1,711	473	1,918	1,767	585	1,950	1,760	668

Source: U.S. Department of Commerce, Bureau of Census. Census of Population and Housing, 1980, 1990, and 2000.

In sum, therefore, Hartwell's detached single-family housing stock decreased during the 1990s, while the number of occupied detached units decreased as well, thereby resulting in a significant increase in vacancy rates. Very soft demand, or no demand at all, for detached single-family residences can be expected in future years. On the other hand, it appears that there is a strong rental housing market in Hartwell, which is increasingly being served by multiple-family units and through the use of manufactured housing. High occupancies of rental multiple-family units indicate that Hartwell's future housing needs will be primarily multiple-family rental units. However, detached single-family units, due to an apparently saturated homeowner market, high vacancy rates and soft future homeowner demand, will continue to see a conversion to rental status.

3.2. Age of Housing Units.

Census statistics provide estimates of the age of housing units, as indicated in Table 3-3. As of 1990, the figures in Table 3-3 indicate that 200 units were constructed in the 1990s. This appears to be misleading in that the total net increase in housing units during the 1990s in Hartwell was 32 units. It is possible, though highly unlikely, that 200 units were indeed constructed in the 1990s and that the difference between total net increase and those allegedly constructed in the 1990s (180 units) were demolished, relocated out of the city, and/or converted to non-residential uses. Some of the inaccuracy might be attributed to the fact that these data are self-reported by occupant in the census, and that these are "sample" statistics (not a 100 percent count).

Nevertheless, the housing unit age statistics do reveal general trends. It appears, from the figures in Table 3-3, that about one-quarter of Hartwell's total housing stock was constructed in the 1950s, and that a majority of Hartwell's housing units were thirty or more years old in 2000. In comparison with the percentages of Georgia's housing stock as a whole (see Table 3-3), Hartwell's housing stock is considerably older. Furthermore, the addition of new housing in Hartwell has not been as significant as in Georgia as a whole. These statistics indicate that Hartwell has an aging housing stock and a higher percentage of older homes than does Georgia as a whole.

TABLE 3-3
AGE OF HOUSING UNITS
1980 - 1990
CITY OF HARTWELL

YEAR STRUCTURE BUILT	UNITS IN 1990	% IN 1990	1990 % GEORGIA	UNITS IN 2000	% IN 2000	2000 % GEORGIA
1990 to 2000	---	----	---	200	10.2	27.9
1980 to 1989	323	16.8	13.2	323	16.6	22.0
1970 to 1979	278	14.5	24.5	278	14.2	18.6
1960 to 1969	310	16.2	17.2	310	15.9	12.7
1950 to 1959	523	27.3	11.7	483	24.8	8.6
1940 to 1949	244	12.7	6.4	204	10.5	4.4
1939 or earlier	240	12.4	8.1	152	7.8	5.9
Total	1,918	100	100	1,950	100	100

Source: U.S. Department of Commerce, Bureau of Census. Census of Population and Housing, 1990 and 2000.

Although an older housing stock, in and of itself, does not necessarily indicate a deteriorating housing stock, it does tend to reflect the possibility that a significant segment of Hartwell's housing stock may be declining due to general trends of forestalling major housing improvements and repairs as housing units continue to age. Field reconnaissance in Hartwell's neighborhoods reveals that the city's older, historic homes are very well maintained. However, there are some neighborhoods in Hartwell where the housing appears to be about forty to fifty years in age and the majority of units are smaller in size and are in need of major repairs and renovations. These type of units are most likely to be converted from owner occupied to rental units. Condition of housing stock is addressed more fully in the following section.

3.3. Condition of Housing Units.

Table 3-4 provides percentages of housing units in Hartwell with selected housing characteristics in comparison with applicable percentages for the State of Georgia's housing stock. Existing plumbing facilities, existing kitchen facilities, and the number of persons per room are all indicators of housing unit condition. Units lacking plumbing or kitchen facilities are generally considered "substandard," while units with more than 1.01 persons per room are generally considered "overcrowded."

TABLE 3-4
COMPARISON OF SELECTED
CONDITIONS OF HOUSING UNITS
1980 - 2000
HARTWELL AND GEORGIA
(All Figures in Percentages)

	HARTWELL			GEORGIA		
CHARACTERISTIC	1980	1990	2000	1980	1990	2000
Lacking complete plumbing facilities	3.4	0.3	1.5	1.4	1.1	0.9
No complete kitchen facilities	2.9	0.6	1.1	N/A	0.9	1.0
Occupied by more than 1.01 persons per room	6.6	3.9	2.0	2.6	3.6	4.8

Source: U.S. Department of Commerce, Bureau of Census. Census of Population and Housing. 1980, 1990 and 2000.

The figures in Table 3-4 reveal that substantial improvements have been made in Hartwell's housing stock between 1980 and 2000. Units lacking complete plumbing facilities decreased from nearly 3.4 percent of the total housing stock in 1980 to 1.5 percent in 2000. Those units lacking complete kitchen facilities increased as a percentage from 0.5 to about one percent during the same period. The percentage of overcrowded units substantially decreased from 6.6 percent of the total housing stock in 1980 to 2.0 percent in 2000.

These indicators of housing conditions in Hartwell compare similarly with corresponding figures for Georgia's housing stock as a whole, at least with regard to substandard units. Hartwell's housing stock had about the same percentages of substandard units in 2000 then did Georgia's housing stock, according to these two indicators (existence of plumbing and kitchens). However, Hartwell's housing stock in 2000 had a percentage of "overcrowded" units (2.0%) much lower than the corresponding state percentage. While these statistics may indicate some overcrowded housing conditions exist, they are not alarming.

The statistics described above provide some general indicators of housing condition. However, they do not reveal geographic areas of the city that may be witnessing declining housing conditions, nor do they provide an indication of physical deterioration/dilapidation of housing units.

3.4. Tenure and Occupancy of Housing Units.

Some trends regarding homeowner and rental characteristics of the housing units in Hartwell have already been discussed in Section 3.1. with regard to the types of housing units. Table 3-6 indicates the percentages of homeowner and occupied units in Hartwell in 1980, 1990, and 2000. The number of renter-occupied units in Hartwell increased in total number and as a percentage of total housing stock (to 35.9% in 2000), while owner-occupied units decreased in both actual number and percentage of total units. Hartwell's housing stock in the past maintained a homeowner to renter ratio significantly higher than Georgia's housing stock as a whole in both 1980 and 1990. The trend reversed in the most recent decade where the State's ratio is higher than in the City. As already indicated, this appears to address the need for additional rental units in Hartwell. This shift is insuring that a variety of housing opportunities are coming available in Hartwell that are affordable to its citizens.

**TABLE 3-6
HOMEOWNER AND RENTER OCCUPANCY
CHARACTERISTICS OF HOUSING UNITS
1980 AND 1990
CITY OF HARTWELL**

CHARACTERISTIC	1980	1990	2000
Total Occupied Units	1,711	1,767	1,760
Homeowner Occupied Units	1,238	1,182	1,128
% Homeowner Units	72.4%	66.9%	64.1%
Renter Occupied Units	473	585	632
% Renter Units	27.6%	33.1%	35.9%
Hartwell Homeowner/Renter Ratio	2.62 to 1	2.02 to 1	1.78 to 1
Georgia Homeowner/Renter Ratio	1.86 to 1	1.85 to 1	2.08 to 1

Source: U.S. Department of Commerce, Bureau of Census. Census of Population and Housing.

CITY OF HARTWELL**COMPREHENSIVE PLAN****HOUSING**

The figures in Table 3-7 draw out this point further. Whereas Georgia's housing stock had an eight percent rental vacancy rate in 1980, increasing to a twelve percent rental vacancy in 1990 and then dropping to eight percent in 2000. Hartwell's rental housing stock exhibited a substantially lower vacancy rate in 1980, 1990 and in 2000. The homeowner vacancy rate increased from 1980 to 1990 but decreased slightly in 2000. The city homeowner rate continues to remained lower than that of Georgia's housing stock as a whole.

**TABLE 3-7
COMPARISON OF VACANCY RATES
BY TENURE
1980 AND 1990
HARTWELL AND GEORGIA**

VACANCY RATE	HARTWELL			GEORGIA		
	1980	1990	2000	1980	1990	1990
Homeowner	0.4	2.2	1.8	1.7	2.5	1.9
Rental	6.9	4.6	5.0	7.9	12.2	8.2
Total Vacancy Rate	4.8	7.9	7.7	7.0	10.3	8.4

Source: U.S. Department of Commerce, Bureau of Census. Census of Population and Housing.

Table 3-8 provides data which shed light on the vacancy characteristics of Hartwell's housing stock. More than three-fourths of Hartwell's vacant units in 2000 were classified as "other vacants." None of these "other vacant" housing units were classified by the Census Bureau as being held for seasonal, recreational or occasional use. By referencing Census Bureau definitions then, the housing units in Hartwell that were either rented or sold but not occupied, used by migrant workers, caretakers or janitors, or held for personal reasons of the owner. Although it can not be substantiated, most of these other vacant units were probably vacated and were just not placed on the rental or homeowner market. Some of these units, while counted by the census, may not be in a habitable condition. This is a puzzling yet significant number of vacant units, however, that are unoccupied, non-seasonal and not "on-the market."

**TABLE 3-8
VACANT HOUSING UNITS
BY VACANCY STATUS
1980 AND 1990
CITY OF HARTWELL**

VACANCY STATUS	1980	% TOTAL VACANT	1990	% TOTAL VACANT	2000	% TOTAL VACANT
Vacant for Rent	35	40.2	28	18.5	32	18.3
Vacant for Sale Only	5	5.7	22	14.6	8	4.6
All other Vacants	47	54.4	101	66.9	135	77.1
Total Units Vacant	87	100.0	151	100.0	175	100.0

Source: U.S. Department of Commerce, Bureau of Census. Census of Population and Housing

CITY OF HARTWELL**COMPREHENSIVE PLAN****HOUSING****3.5. Cost of Housing Units.**

Tables 3-9 through 3-12 provide indicators of the cost of homeowner and rental housing in Hartwell. The median value and median contract rent of housing units in Hartwell has compared quite favorably with those values and rents of Georgia's housing stock from 1970 to 2000, as indicated in Tables 3-9 and 3-10. The value (and presumably, cost) of owner-occupied housing in Hartwell was only fifty-six percent of the state median, and the median contract rent for units in Hartwell was about sixty percent of the state median in 2000.

TABLE 3-9
MEDIAN VALUE OF SPECIFIED
OWNER-OCCUPIED HOUSING UNITS
1970 - 2000
HARTWELL, HART COUNTY AND GEORGIA
(In Dollars)

AREA	1970	1980	1990	2000
Hartwell	\$ 9,800	\$26,400	\$42,800	\$62,700
Hart County	\$10,300	\$30,800	\$51,700	\$89,900
Georgia	\$14,600	\$32,700	\$71,300	\$111,200

Source: U.S. Department of Commerce, Bureau of Census. Census of Population and Housing.

TABLE 3-10
MEDIAN CONTRACT RENT OF
SPECIFIED RENTER-OCCUPIED HOUSING UNITS
1970 - 2000
HARTWELL, HART COUNTY AND GEORGIA
(In Dollars)

AREA	1970	1980	1990	2000
Hartwell	\$45	\$66	\$163	\$373
Hart County	\$39	\$80	\$173	\$381
Georgia	\$65	\$103	\$344	\$613

Source: U.S. Department of Commerce, Bureau of Census. Census of Population and Housing.

TABLE 3-11
VALUE OF SPECIFIED OWNER-OCCUPIED
HOUSING UNIT BY VALUE CLASS
1970 - 2000
CITY OF HARTWELL
(In Number of Housing Units)

VALUE CLASS	1970	1980	1990	2000
Less than \$5,000	171	-	-	-
\$ 5,000 - 9,999	345	-	-	-
\$ 10,000 - 14,999	266	-	-	-
\$ 15,000 - 19,999	123	-	-	-
\$ 20,000 - 24,999	45	-	-	-
\$ 25,000 - 34,999	34	-	-	-
\$ 35,000 or more	19	-	-	-
Less than \$50,000	-	996	659	189
\$ 50,000 - 99,999	-	110	334	562
\$100,000 - 149,999	-	6	46	149
\$150,000 - 199,999	-	2	6	20
\$200,000 - 299,999	-	-	7	-
\$300,000 - 499,999	-	-	1	10
\$500,000 or more	-	-	1	-
Total Specified Units	1,003	1,114	1,053	930

Source: U.S. Department of Commerce, Bureau of Census. Census of Population and Housing.

TABLE 3-12
CONTRACT RENT OF SPECIFIED
RENTER-OCCUPIED HOUSING UNITS
BY RANGE OF MONTHLY RENT
1980 - 2000
CITY OF HARTWELL
(In Number of Housing Units)

DOLLAR RANGE	1980	1990	2000
Less than \$250	410	417	128
\$250 - 499	1	108	379
\$500 - 749	-	1	65
\$750 - 999	-	-	24
\$1,000 or more	-	-	-
Total Specified	450	526	627

Note: Some units had no cash rent.

Source: U.S. Department of Commerce, Bureau of Census. Census of Population and Housing.

Just over eighty percent of Hartwell's specified owner- occupied units had a value of less than \$100,000 in 2000. Likewise, just more than eighty percent of the specified renter occupied units in Hartwell in 2000 had median monthly rents of less than \$500, as derived from Table 3-11 and 3-12. Affordability therefore does not appear to be a problem for residents desiring to live in Hartwell.

The minimum planning standards now require intermediate level counties and their respective municipalities to determine and analyze the extent to which households are cost burdened or severely cost burdened and make a comparison to the Region and the State. This measure of affordability is the percent of gross income used to pay for housing costs. Cost burdened is defined as those households that use 30% to 49% of their gross income to pay for housing costs. Severely cost burdened is defined as those households where housing costs require 50% or more the gross income. Tables 3-13 through Table 3-15 present 2000 census data on owner occupied and renter occupied households that are cost burdened and severely cost burdened.

TABLE 3-13
SELCECTED MONTHLY OWNER COSTS AS A
PERCENTAGE OF HOUSEHOLD INCOME IN 2000
HARTWELL AND HART COUNTY

Monthly Owner Cost as a Percentage of Household Income	HARTWELL		HART COUNTY		REGION	STATE
	SPECIFIED OWNER OCCUPIED UNITS	%	SPECIFIED OWNER OCCUPIED UNITS	%	%	%
Less than 30 % (not cost burdened)	753	81.0	3,426	77.8	77.8	78.1
30 to 49% (cost burdened)	78	8.4	510	11.6	21.4	21.0
50% or more (severely cost burdened)	68	7.3	392	8.9	N/A	13.2
Total Specified Owner Occupied Housing Units	930	100	4,402	100	100	100
Median Monthly Owner Cost as Percentage of Household Income	15.0		16.3		---	18.6

Source: U.S. Bureau of Census, 2000.

In Hartwell there are 78 (8.4%) owner occupied households that are cost burdened and 68 (7.3%) that are severely cost burdened. Data on the Hart County shows that there are 510 (11.6) owner occupied cost burdened households and 392 (8.9%) households that are severely cost burdened. Both Hartwell and Hart County compare better than the region and the state. On average, owner occupied households in Hartwell spend about 15% of their income on housing, while those households in Hart County spend approximately 16.3% of their income on housing.

One reason for this is that the cost of housing in the local area is much less than the region and the state. Also, there are a number of households that are older or retired and live on limited incomes, and therefore, they are focused on living in housing within their financial means.

CITY OF HARTWELL

COMPREHENSIVE PLAN

HOUSING

**TABLE 3-14
MONTHLY GROSS RENT AS A
PERCENTAGE OF HOUSEHOLD INCOME IN 2000
HARTWELL AND HART COUNTY**

Monthly Gross rent as a Percentage of Household Income	HARTWELL		HART COUNTY		REGION	STATE
	SPECIFIED RENTER OCCUPIED UNITS	%	SPECIFIED RENTER OCCUPIED UNITS	%	%	%
Less than 30 % (not cost burdened)	351	60.0	877	52.06	56.4	56.0
30 to 49% (cost burdened)	120	19.1	312	18.5	31.5	35.4
50% or more (severely cost burdened)	104	16.6	227	13.5	13.6	16.5
Total Specified Renter Occupied Housing Units	627	100	1,685	100	100	100
Units Not Computed	52	---	266	---	4,182	83,149
Median Gross Rent as Percent of Household Income	23.1		23.5		---	24.9

Source: U.S. Bureau of Census, 2000.

**TABLE 3-15
UNITS IN STRUCTURE BY GROSS RENT
AS A PERCENTAGE OF HOUSEHOLD INCOME
CITY OF HARTWELL, 2000**

Gross Rent as a Percentage of Household Income	SPECIFIED RENTER OCCUPIED HOUSING UNITS			
	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOME	TOTAL UNITS
30%-34%	0	11	19	30
35% or more	63	114	17	194
Total cost burdened or severely cost burdened	63	125	36	224

Source: U.S. Bureau of Census, 2000.

For renter occupied units, in Hartwell 35.7% of renter households are either cost burdened or severely cost burdened. The same is true for 32.0% of the renter households in Hart. The median expenditure for rental housing is about 23.1% of the household income in Hartwell, while those in the county are spending 23.5% of their household income on rental housing.

There two reasons for the higher percentage of cost burdened and severely cost burdened renter households in Hartwell and Hart County. First is the fact that renter occupied households are smaller in size, thus having lower incomes. Many renter households are non-family households having two or even one person. Second is that in general, most renters tend to have lower incomes thus having to use a higher percentage of their income on housing.

In spite of the higher percentage in Hartwell and Hart County, both local governments fair better than the region and the state on affordability of renter occupied housing.

Table 3-15 present data on renter occupied cost burdened households and the type of units that they reside in. More than one half (55.8%) of those households that cost burdened or severely cost burdened live in multi-family dwellings.

3.6. Public Housing.

The Hartwell Housing Authority provides 180 housing units at seven sites. There is currently only a short waiting list. Housing Authority officials see no critical need for construction of additional public housing units.

3.7. Rome Street Neighborhood Redevelopment Plan.

The City of Hartwell has identified the Rome Street Neighborhood as a target area for revitalization and quality grants. The City desires to provide affordable housing opportunities to low-and-moderate-income families in the Rome Street Neighborhood. Likewise, the City wishes to provide opportunities for infill residential and commercial development. This five to six block area in the northeastern quadrant of Hartwell needs improvements using a combination of local dollars and resources in coordination with USDA and CDBG funds to complete housing rehabilitation, sidewalk improvements, and an innovative first-time homeowner program.

The City owns a 37-lot subdivision that is currently being developed in the Rome Street Neighborhood. A total of 19 lots have been developed and more are under construction. This program has received recognition from the Georgia Department of Community Affairs's Magnolia Award for excellence in housing.

Even with these accomplishments and programs, there remains much to be done. Within the Rome Street Neighborhood there are many deteriorating structures that are a haven for drug-related activities, vagrancy, and crime. There exists an opportunity for infill development that not only aids in the eradication of blighting influences, but could provide opportunities to promote historical building patterns and design.

Stakeholder input has been solicited with neighborhood residents through a series of public meetings and hearings as well as meetings with key community organizations and leaders. Through a previous CDBG grant, a line of communications has been established and utilized that has provided valuable input into the project.

The City of Hartwell demonstrates a commitment to using this new information, concerning the infrastructure in the Rome Street Neighborhood that has been compiled and analyzed, to improve the quality of life for neighborhood residents. The results from a housing needs assessment conducted by GMRDC and a Neighborhood Redevelopment Plan developed by the city provides a foundation for the City to apply for and secure various housing related grants and programs.

There are several areas in the neighborhood where public safety issues and crime have been identified. At least 19 dangerous and dilapidated structures were found scattered throughout the neighborhood. The purpose of the Housing Assistance Plan is to identify housing needs which will improve the quality of life, provide opportunities for improved living conditions and develop an action plan to be used as a guidance document for local officials.

The methodology that was followed in this assessment includes, but was not limited to:

- Conduction of Windshield Surveys
- Consultation and Analysis of Tax Records
- Consultation and Analysis of Building Permit Records
- Consultation and Analysis of Code Enforcement Records
- Consultation and Analysis of Health Department Data

Interviews were conducted with:

- Housing Occupants.
- Community Leaders

CITY OF HARTWELL

COMPREHENSIVE PLAN

HOUSING

- Health Department Personnel
- City Employees
- City Elected Officials

The assessment was designed to identify, locate, and characterize the conditions and circumstances surrounding the existing housing stock within the Rome Street Neighborhood.

Public input was an integral aspect of both the Housing Assistance Plan and the Neighborhood Redevelopment Plan prepared by HDR consultants. As a result of this input and consultation with local officials, the following recommendations were developed:

- a) Insure the implementation of goals 3, 4, and 7 as presented in the Rome street Neighborhood Redevelopment Plan.

Goal 3: To eliminate substandard housing conditions through rehabilitation and redevelopment.

- Strategy 3.1: Secure sources of financing and grants for housing rehabilitation.
- Strategy 3.2: Provide sanitary sewer service to all housing units.
- Strategy 3.3: Involve non-profit organizations in financing and development.

Goal 4: To achieve an appropriate mix of homeowners and renters with varying levels of household incomes.

- Strategy 4.1: Develop a program to assist homeowners with repairs.
- Strategy 4.2: Increase homeownership opportunities with priority to existing renters.
- Strategy 4.3: Involve non-profit organizations in job training and employment program.

Goals 7: To eliminate nuisance properties.

- Strategy 7.1: Consider an ordinance to secure or demolish structures unsuitable for rehabilitation.
- Strategy 7.2: Implement a program to contact absentee landlords requiring them to secure, renovate or sell properties.
- Strategy 7.3: Target areas of junk debris accumulation for clean-up and enforcement.

- b) Establishment of the City of Hartwell Redevelopment Authority. (The Authority would be responsible for implementation of the Housing Assistance Plan, and the Redevelopment Plan. Specific tasks would be the pursuit of grant funding advocacy for housing projects, encouragement of public/private

CITY OF HARTWELL

COMPREHENSIVE PLAN

HOUSING

partnerships and monitoring of neighborhood activities.)

- c) Establish to Rome Street Neighborhood Association.
- d) Apply to the Georgia Department of Community Affairs for housing rehabilitation funds through the Community Development Block Grant Program.
- e) Develop architectural design standards for the Rome Street Neighborhood.

Apply to the United States Department of Agriculture (USDA) for funding assistance to both homeowners and renters.

3.8. Projected Housing Needs.

Table 3-16 provides projections of the number of housing units needed to accommodate the increase in the number of households residing in Hartwell over the next twenty years.

TABLE 3-16
PROJECTED HOUSING NEEDS
2005 - 2025
CITY OF HARTWELL

PROJECTION	2005	2010	2015	2020	2025
Projected Households	1,858	1,975	2,044	2,113	2,200
Composite Vacancy Rate	9.0	8.0	7.5	7.0	6.5
Total Housing Units Needed	2,025	2,133	2,198	2,261	2,343
Additional Units Needed Beyond Total 1990 Units	167	158	154	148	143

Source: Georgia Mountains Regional Development Center, 2005.

The city will need 2,133 housing units by 2010 to accommodate their growth needs adequately. It is also projected that the city will need 2,343 housing units by 2025 to meet the needs of growth expected to occur in Hartwell. It is anticipated that the vast majority of these new units will be apartments, since smaller, rental units are projected to be most in demand.

3.9. Special Needs Housing

There are no homeless shelters in Hartwell. However, there is a network with community churches that provides temporary housing assistance for those in need. Currently, this method of assistance works well within the local community.

A shelter for domestic abuse is managed through Hart County and State agencies. The location of the shelter cannot be disclosed. Housing assistance for substance abuse and mental health is managed by the Ninth District Opportunity, Georgia Mountains Community Services in Gainesville, Georgia.